



CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT

Sign Code Advisory & Appeals Board
201 N. Stone Ave
Basement Conference Room "C"
Tucson, AZ 85701

NOTICE OF DECISION

Case No. S-08-22
Houghton Town Center
9036 S. Houghton Road

Public Hearing:

December 10, 2008

Board Members Present:

John Roberts, Leigh Robinson, Jim Ayres,
Roger Sliker, Sharon Emley

Board Members Absent:

Frank Mascia

Staff Present:

Heather Thrall, Glenn Moyer, Linus Kafka, Sue Montes

Owner:

Houghton Commerce LLC & Houghton Town Center LLC

Applicant:

Houghton Commerce LLC & Houghton Town Center LLC

Speakers:

Mary Beth Savel, Alan Tanner, Chris Herman

Chapter 3, Article VI, Signs by District, Sec. 3-82, Scenic Corridor Zone (SCZ) Overlay, applicable to the development. Applicant seeks to exceed maximum sign ratio of .75 square feet per tenant based upon development frontage and building frontage allowed in the SCZ; and allow 1.25 square feet per each (1) linear foot of building frontage for Major Anchor Tenants, 1.9 square feet for Junior Tenants, 2.5 square feet for Pad and Shop/Inline Tenants. In addition, the applicant seeks a variance to construct seven (7) more freestanding signs along street frontages than the SCZ allows; three (3) on Old Vail, three (3) on Houghton Road, and one (1) on site near the intersection of Old Vail and Houghton Roads, and to exceed the maximum forty (40) square foot sign area allowance for the Freestanding sign near the intersection. Further, a variance is requested to place four (4) freestanding signs (on which two (2) Real Estate Project Identity Signs shall be co-located) in front of the 30' wide SCZ buffer along Houghton Road.

Chapter 3, Article V, Sign Types & Regulations, 3-65, Real Estate Sign requirements. Applicant requests a variance to exceed the maximum of one (1) sign face per Real Estate Project Identity Entrance Sign, by allowing two (2) faces per sign.

Chapter 3, Article V, Sign Types & Regulations, 3-68, Traffic Directional Sign requirements. The applicant requests variances erect Traffic Directional Signs on interior streets at five (5) feet in height, greater than the maximum permitted height of three (3) feet. Another variance is sought to construct these signs at an area of twelve (12) square feet per face, over the six (6) square feet maximum area allowed per face.

Chapter 3, Article IV, General Requirements, 3-36, Setback requirements. Variance is requested to allow Traffic Directional Signs on interior streets at a lesser setback than the minimum of twenty (20) feet listed per code. The exact setbacks of these eighteen (18) proposed signs would be indicated during the permitting process, as they would depend upon their immediate surrounding topography, vegetation and adjacent street design.

Mrs. Emley made a motion to approve variance requests #1, 2, 3, 6, 7, 8, 9 & 10 with the condition that the applicant provides additional low-level ground cover landscaping in front of and around the bases of the freestanding signs within the future right-of-way of Houghton Road, as the Transportation Department allows. The landscaping should also be reviewed for compliance with Native Plant and planting criteria with the Landscape Division of Development Services. The applicant will have 5 years to execute the variances. Motion seconded by Mr. Ayres. Motion passes 5-0.

Mrs. Emley made a motion to approve variance request #4 with the condition that the applicant provides additional low-level ground cover landscaping in front of and around the bases of the freestanding signs within the future right-of-way of Houghton Road, as the Transportation Department allows. The landscaping should also be reviewed for compliance with Native Plant and planting criteria with the Landscape Division of Development Services. The applicant will have 5 years to execute the variances. Motion seconded by Mr. Ayres. Motion passes 4-1.

Mrs. Emley made a motion to approve variance request #5 with the condition that the applicant provides additional low-level ground cover landscaping in front of and around the bases of the freestanding signs within the future right-of-way of Houghton Road, as the Transportation Department allows. The landscaping should also be reviewed for compliance with Native Plant and planting criteria with the Landscape Division of Development Services. The applicant will have 5 years to execute the variances. Motion seconded by Mr. Ayres. Motion passes 4-1.

DECISION – VARIANCE GRANTED: The Board grants this variance because there are special circumstances applicable to the property including the slopes of the site, the large acreage of the property, and the significant setbacks required for many buildings due to the natural gas line bisecting the site, which prevent compliance with the City Sign Code. The variance will not result in a special privilege to the premises, as their comprehensive sign package will regulate signage in relation with the large size of the site and in scale with tenant building frontages, effectively making the signage visible from a greater distance but not in a greater amount than other shopping centers on the same route. The variances requested would not materially affect the health, safety and welfare of the neighborhood.

IMPORTANT NOTICES: (1) IN CASES GRANTED THAT REQUIRE A SIGN PERMIT, PERMIT MUST BE SECURED FROM THE DEVELOPMENT SERVICES DEPARTMENT (DSD) WITHIN 180 DAYS FROM THE DATE OF THIS MEETING. THE DSD DIRECTOR MAY GRANT AN ADDITIONAL 180 DAYS EXTENSION FOR GOOD CAUSE. (2) THE DECISION OF THE BOARD MAY BE APPEALED TO THE MAYOR AND COUNCIL BY FILING AN APPEAL WITH THE CITY CLERK WITHIN 15 DAYS AFTER THE DECISION OF THE BOARD, OR BY FILING A COMPLAINT FOR SPECIAL ACTION IN THE SUPERIOR COURT WITHIN 30 DAYS AFTER THE DECISION OF THE BOARD.

(A CASSETTE RECORDING OF THIS MEETING IS AVAILABLE UPON REQUEST AT THE CITY CLERK’S OFFICE.)

Sue Montes
Secretary

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Development Services Department